

CHICAGO PLAN COMMISSION

**121 North LaSalle Street
10:00 A.M.
City Council Chambers
2nd Floor, City Hall / Virtually
Chicago, Illinois 60602
May 20, 2021**

DRAFT MINUTES

PRESENT

Gia Biagi*
Andre Brumfield*
Walter Burnett*
Teresa Córdova (Chair)*
Maurice Cox*
Laura Flores*
Raul Garza*
Fran Grossman
Mike Kelly*
Sarah Lyons*
Deborah Moore*
Patrick Murphey*
Marisa Novara
Guacolda Reyes*
Nicholas Sposato
Smita Shah (Vice Chair)*
Tom Tunney
Scott Waguespack*

ABSENT

Honorable Lori E Lightfoot, Mayor
Harry Osterman
Linda Searl
Gilbert Villegas

- A. The Chairman called the May 20, 2021, regular hearing of the Chicago Plan Commission to order at 10:00 AM. The Chairman undertook a roll call to establish the presence of a quorum. The hearing commenced with fourteen members present (*). The public hearing was audio recorded and live streamed. A transcript will be available for the purpose of pursuing all matters in greater detail and is a part of the permanent public record.
- B. A motion by Smita Shah, seconded by Raul Garza, to approve the Minutes of the April 15, 2021 Regular Hearing of the Chicago Plan Commission, this was approved by a 15-0-0 vote.
- C. Matters Submitted to be heard in accordance with the Inter-Agency Planning Referral Act:
1. A motion by Raul Garza, seconded by Smita Shah, to approve the following matter (Nos. 1 through 6 under the Disposition heading), pursuant to the Inter-Agency Planning Referral Act, was approved by a 14-0-0 (Lyons recused) vote:

Disposition

1. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land, generally located at 2929 S. Ellis Avenue from 26th Street to 31st Street and from Lake Park Avenue to Vernon Avenue, to GRIT Chicago, LLC (21-017-21; 4th Ward)
 2. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Inner-City Muslim Action Network, generally located at 1201-05 West 63rd Street (21-013-21; 16th Ward).
 3. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Englewood Phase 1, LLC., generally located at 6100-36 South Halsted Street/801-11 West 61st Street (21-010-21;16th Ward).
 4. A resolution recommending a proposed ordinance authorizing a disposition of city-owned land to Nath Construction LLC, generally located at 428 North Troy Street, 600 North Central Park Avenue, 3401 West Fulton Boulevard, 625 North Christiana Avenue, 636, 637, 639,640 and 643 North Trumbull Avenue (21-015-21; 27th & 28th Wards).
 5. A resolution recommending a proposed ordinance authorizing a disposition of city owned land to GMP Development, LLC. generally located at 1217 South Troy Street,1220 South Troy Street, 1225 South Troy Street, 1227 South Troy Street, 1235 South Troy Street, 1237 South Troy Street, 1239 South Troy Street, 1245 South Troy Street, 1247 South Troy Street, and 1249 South Troy Street (21-016-21; 24th Ward).
 6. A resolution recommending a proposed ordinance authorizing a disposition of 100 parcels of city owned land to Chicago Neighborhood Initiatives-Lawndale Christian Development Corporation Joint Venture (CNI-LCDC JV), generally located at (address list attached to agenda) (21-018-21; 24th Ward).
- D. Matters Submitted in Accordance with the Lake Michigan and Chicago Lakefront Protection Ordinance and/or the Chicago Zoning Ordinance:
1. A motion by Deborah Moore, seconded by Marisa Novara, to approve a proposed planned development, submitted by Englewood Phase 1, LLC, for the property generally located at 6100-36 South Halsted Street and 801-11 West 61st Street was approved by a vote of 17-0-0. The applicant is proposing to rezone the property from B2-2 (Neighborhood Mixed-Use District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential Business Planned Development with two Subareas to be constructed in two phases. On Subarea A, the applicant will construct a 55'-0" tall 56-unit multi-family residential building with residential, amenity, and commercial uses on the ground floor, residential uses on the upper floors, 22 accessory vehicular parking stalls, and 1 loading berth. (19986; 16th Ward)

2. A motion by Smita Shah, seconded by Maurice Cox, to approve a proposed Residential-Business-Institutional Planned Development, submitted by North Union LLC and The Moody Bible Institute of Chicago, for the properties generally located at 142-172 West Chicago Avenue, 800-934 North LaSalle Drive, 132-314 West Walton Street, 801-921 and 828-950 North Wells Street, 201-315 and 230-314 West Oak Street, 859-1037 and 930-1036 North Franklin Street, 210-232 West Chestnut Street, and 200-210 West Institute Place was approved by a vote of 14-0-0 (Burnett Recused). The applicants are proposing to rezone the site from Institutional Planned Development #477 and C1-3 (Neighborhood Commercial District) to DX-5 (Downtown Mixed-Use District) and then to a Residential-Business-Institutional Planned Development to permit (i) the continued institutional use of the Moody Bible Institute and the future development up to 1,372 dwelling units on the Moody site (Subareas A and D) and (ii) the construction of a multi-building planned development consisting of 2,656 dwelling units and approximately 1 parking space per 2 residential units. A 0.57 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 5.57. (20650, 2nd and 27th Wards)
3. A motion by Tom Tunney, seconded by Mike Kelly, to approve a proposed amendment to Business Planned Development #1359, submitted by Sc Lake LLC, for the property generally located at 159-185 N. Green Street, 801-825 W. Lake Street and 162-184 N. Halsted Street was approved by a vote of 11-0-0 (Burnett Recused). The applicant proposes to rezone properties zoned DS-3 (Downtown Service District) and Business Planned Development 1359, to DX-7 (Downtown Mixed-Use District) underlying, and then to Business Planned Development #1359, as amended. The applicant proposes to amend the boundaries of Subarea B of the previously approved planned development to incorporate an approximately 5,000 square foot additional parcel of land and to redevelop the new enlarged Subarea B with a 7-story, 109'-tall office building containing approximately 7,500 square feet of retail on the ground floor. An interim use of an approximately 5,000 square foot outdoor patio for the existing restaurant is proposed. A 4.5 FAR (Floor Area Ratio) bonus will be taken on the parcel of land being added to Subarea B, resulting in a total FAR of 6.25 for Subarea B. The overall FAR of the planned development will remain unchanged at 11.5. No changes to Subarea A of the planned development are proposed. (20593; 27th Ward)
4. A motion by Raul Garza, seconded by Smita Shah, to approve a proposed Residential-Business Planned Development, submitted by 640 West Washington, LLC, for the property generally located at 640 W. Washington Boulevard was approved by a vote of 14-0-0. The applicant proposes to rezone the site from DX-7 (Downtown Mixed-Use District) to a Residential-Business Planned Development. The applicant proposes to construct a 47-story, 515'- tall building with 413 residential units, 217 bicycle parking spaces, 137 accessory vehicular parking spaces and approximately 8,000 square feet of retail, commercial and accessory uses on the ground floor. A 4.5 FAR (Floor Area Ratio) bonus will be taken and the overall FAR of the planned development will be 11.5. (20594, 42nd Ward)

5. A motion by Smita Shah, seconded by Marisa Novara, to approve a proposed amendment to Business Planned Development #376, submitted by Amtrak, for the properties generally located at 210 South Canal, 307-09 South Clinton, and 310 South Canal Street was approved by a vote of 12-0-0. The applicant is proposing to amend Business Planned Development #376, specifically statement 16 to allow for a minor change to transfer 417,344 square feet of FAR building area from Subarea B to Subarea A and to transfer of 7,868 square feet of FAR building area from Subarea C to A, prior to establishing Business Planned Development #376, as amended. There are no proposed changes to the properties. (20673, 42nd Ward)

6. A motion by Patrick Murphey, seconded by Scott Waguespack, to approve a proposed planned development, submitted by Code RE Partners, Inc., for the property generally located at 2139 W. Pershing Road and 2159 W. Pershing Road was approved by a vote of 7-4-0. The applicant is proposing to rezone the subject property from M2-3 (Light Industry District) to B2-3 (Neighborhood Mixed-Use District) and then to a Residential-Business Planned Development. The applicant proposes the redevelopment and adaptive reuse of two existing former industrial buildings into 120 units of housing at 2159 W. Pershing Road, and 39 units of housing and commercial or office space at 2139 W. Pershing Road. The applicant will also construct 141 parking spaces and a shared amenity space between the buildings. (20014; 12th Ward)

Chairman's Update / Information Presentation

1. DPD staff (Nancy Radzevich, Assistant Commissioner) provided a brief update on the status of project compliance to the Mayoral Executive Order on WMBE participation.

Adjournment

A motion by Deborah Moore, and seconded by Guacolda Reyes was made to adjourn the May 20, 2021 Regular Hearing of the Chicago Plan Commission at 4:07 PM, the motion was approved by a 6-0-0 vote.